



November 18, 2024

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20010

**Re: Prehearing Statement – BZA Case No. 21224
530 Penn Street NE (Square 3594, Lot 0006) (the “Property”)**

Dear Chairperson Hill and Members of the Board:

Please accept for filing the enclosed prehearing statement seeking to expand and incorporate both existing tenants at the Property, Songbyrd LLC (“Songbyrd”) and Ai Pop Up LLC (“Ai Pop Up”), on behalf of UM 500 Penn Street, NE LLC, an affiliate of EDENS Development (the “Property Owner”), owner of the Property (collectively, the “Applicants”), to update the application for special exception relief for the Property and seek relief for both tenant spaces, pursuant to Subtitle X § 901.1 for eating and drinking establishments with live performance, night club or dance venues and for entertainment, assembly, and performing arts use in the PDR-1 zone under Subtitle U §§ 802.1(c) and (e) (the “Proposed Use”). The Prehearing Statement also outlines relief for variance relief pursuant to Subtitle X § 1002.1 from the conditions that the Proposed Use in the PDR-1 zone shall not abut a residential use or a residential zone under Subtitle U §§ 802.1 (c)(2) and (e)(2) and shall not be located within 1,000 feet of any other property containing a live performance, night club, or dance venue under Section U §§ 802.1(c)(3) and (e)(3).

We have attached an authorization letter from Songbyrd and an updated zoning self-certification. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

Meridith Moldenhauer
2001 M Street NW, Suite 500
Washington, D.C. 20036

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Certificate of Service

I hereby certify that on this 18th day of November, 2024, a copy of this Prehearing Statement with attachments was served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 5D
c/o Salvador Saucedo-Guzman, Chairperson
Hector Arbuckle, SMD 5D01
5D05@anc.dc.gov
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